



## **BERRY SURVEYING & ENGINEERING**

335 Second Crown Point Road  
Barrington, NH 03825  
Phone: (603) 332-2863  
Fax: (603) 335-4623  
www.BerrySurveying.Com

June 14, 2021

Barrington Planning Board  
Attention: Marcia Gasses Town Planner  
PO Box 660  
333 Calef Highway  
Barrington, NH 03825

RE: Site Plan Review  
Dove Development Group  
Community Way  
Tax Map 234, Lots 1-1 & 3

Mr. Chairman and Members of the Barrington Planning Board

**In accordance with the Town of Barrington's Regulations, the applicant requests the following waivers:**

- 1. Identification of Waiver Request:** 4.12.2 Table seven of the Site Plan Regulations, lighting requirements for a medium density use.
  - Proposed lighting design that meets the uniformity ratio but not the average, minimum or maximum footcandles.

The applicant is proposing to expand existing Community way to provide access to a proposed mixed use development on Lots 1-1 and 3. As part of the site plan development, a mixed use building will be constructed off Community Way. The building will have commercial space on the first floor, with residential units on the floors above. Parking will be constructed along the commercial front as well as the rear of the building. The proposed parking lot is designed to meet the Town's required parking for the proposed uses. LED lights will be installed along the building face and adjacent to the parking arrays.

**2. Waiver Justification:**

**a. Granting the waiver will properly carry out the purpose and intent of the regulations.**

The purpose and intent of regulation is to ensure that parking areas are illuminated properly based on their use. In this instance, the medium activity level was chosen based on the apartment units and the commercial uses. For this level of use, the Town regulations require a maximum footcandle of 2.5, minimum of 0.6, uniformity ratio of 4:1 and an average of 1.0. The proposed lighting design will have a uniformity ratio of 4:1 but will not meet the maximum, minimum or

average. This is because the uniformity ratio is based on dividing the average by the minimum. Using the Town regulations stated above, this would yield of uniformity ratio of 1.67 (Average/minimum), making it impossible to conform to all of the lighting requirements. However, by keeping the uniformity ratio at 4:1, a more even distribution of light will be provided for the parking areas.

**b. Strict conformity to the regulations would pose an unnecessary hardship to the applicant.**

Strict conformity to the regulations will pose an unnecessary hardship on the applicant by requiring them to conform to regulations that cannot be achieved.

Respectfully submitted,  
BERRY SURVEYING & ENGINEERING

James Hayden  
Project Engineer

Christopher R. Berry  
Principal, President



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